

Industrial Warehouse/Manufacturing Building $1335 \text{ W}. 134^{\text{TH}} \text{ STREET}$



LOCATION: SIZE: RENTAL RATE: AVAILABLE: PARKING:

COMMENTS:

1335 W. 134th Street, Gardena, Ca 90247
8,630 +/- square feet of building
\$1.10 per square foot, Modified Gross

December 2021

Comes with ten (10) +/- parking spaces in rear lot with ample street parking available

- * M-zoned property
- * 14 ft height clearance with one (1) front loading doors with dock (10x10) and one (1) ground level rear door (10x10)
- * Approx. 1,200 +/- sq. ft. with five (5) private offices, reception and waiting area & conference room
- * 240 V/3 phase power w/600 amps*
- * Two (2) restrooms
- * A/C in offices and heat in warehouse

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.